

Sweetwater

Neighborhood Newsletter

May 23, 2017

Message From The President

I hope you can see we are making GREAT progress here in Sweetwater. We have accomplished so much in only a short amount of time since replacing our property management company with Omni Property Management. Please take some time to appreciate what has been done and continue to look for many other updates and projects to be completed in the coming months.

The entire Board is working hard to make the most of the funds we have to spend. We make what we feel are the BEST decisions for the MAJORITY of the homeowners in Sweetwater. We certainly are not able to make 334 homeowners happy 100% of the time. However given the chance and some positive participation from the residence we can get so much more accomplished. Making Sweetwater a better place to live is and will continue to be the number one goal of the Board.

As President I am happy to have the opportunity to work with all of you. Open lines of communication are essential for continued success in Sweetwater. I am available and accessible by email or phone most of the time. My contact information is available at all of the mail kiosks. The entire Board is excited and looking forward to making this year a great year. We wish you and your families a HAPPY safe MEMORIAL DAY weekend.

Pools

Yay!! It's Summer!! We ask that everyone be respectful at the pools. Please wear your bands at the pools. Remember hoses at pools are only for the maintenance of the pool and decking area and not for play.

Tenants

Homeowners must let their tenants know that they are to contact them, not the Homeowners Association when they have an issue. The Homeowners Association is not a rental agent.

Monthly Social Lunch

Please take the time to check out the next monthly social luncheon posted at each mail kiosk. This is a great way to meet other homeowners.



Termite Inspection- Terminex

On June 15th and 16th Terminex will be at Sweetwater to inspect the downstairs units. Please be sure to have any pets put away this day so that they are able to come in and inspect as they need.

Watering the Plantings

Please take some time to water the new bushes that have been placed around Sweetwater. We have had someone come around for the past few weeks and water them, but it will not continue. Remember without irrigation at Sweetwater the Board is asking for some volunteers from each building to help Sweetwaters' new bushes thrive this summer.

Many hose holders have been installed around the buildings at Sweetwater- Please be sure to roll up your hoses for a neat appearance.

Homeowner Payments

Since the change of the management company the delinquency rate has gone down! The Board and Management have been diligent in collecting from delinquent homeowners, as everyone is expected to pay their dues.



We ask homeowners to remember that your payment is due **BEFORE** the last day of each month or you will be charged a late fee and a collection fee. **THIS DOES NOT MEAN MAILED ON THE LAST DAY OF THE MONTH, BUT POSTED TO YOUR ACCOUNT BEFORE THE LAST DAY OF THE MONTH.** So please take the time to pay your assessment in a timely manner as to not receive late and collection fees. Just like all other bills, your Association Assessments have a due date and a late period.

Tree Trimming

Trimming around the Tennis Court will take around June 1st, along with some trimming of tree that is down near the roadside at the Courtyard buildings and around a light pole area in the Courtyard. **DO NOT STOP THIS VENDOR WHILE THEY ARE WORKING.**



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Violations

Over the last month there have been many violation letters mailed out to homeowners. Rules are set in place for the benefit of the community and in addressing many of these rules the Board and Management are trying to make Sweetwater a great place to live.

Some of the violations that many need to addressed:

- Curtains/blinds and roll downs on all windows and porch areas must be white in color.
- Trash can not be left outside your door.
- Your bikes must be in good working condition under the stairwells.
- Must be 42" clearance on all entry/breezeways. This is a Emergency Services rule and is very important.
- You must have proper up to date registration on your vehicles.

If you are in violation, please address the issue. Being angry at someone else for your being in violation is not acceptable. Also, trying to point out other violation because you are in violation does not change that you are not following the rules. As homeowner we need to take responsibility as the Association is working on addressing may violations, not just yours.

TOGETHER

We can make a Difference

Trash Area

The trash area near the tennis court is scheduled to be replaced around **June 6th**. Please be patient while the maintenance team begins to take apart this area a few days before the scheduled replacement. The trash cans will be placed alongside the area while the repairs are taking place. Please be careful when disposing your trash.

Important information to know:

Omni Management Services-
Property Manager - Amber Ketchum

Office: (888) 541-0018

Cell: (843)367-2198

Email: aketchum@omni-property.com

Office Hours: M-F 9am- 5pm

Homeowner Maintenance & Repair

Here are just a few items that homeowners need to remember to maintain and repair:

- PORCHES- All homeowners are responsible for their porch area, this includes maintaining the spindles and painting. If your porch is in disrepair you will be asked to address it.
- A/C Units
- Dryer Vents
- Hot Water Heaters

Why does the board keep reminding homeowners of these maintenance responsibilities?

Many homeowners don't know that there are many things that are their responsibility. In buying a condominium it is important to understand that you own your home and NOT EVERYTHING is your HOA's responsibility.

You are also reminded because many homeowners do not do these types of maintenance / replacements or repairs on a regular basis. These reminders encourage homeowners to take care of these types of responsibilities to prevent dangerous situations and save HOMEOWNERS from emergency issues that end up costing the homeowner.

Community Help!

The Board is looking for volunteers! Liz Fontaine has begun the process of a Landscaping Committee and encourages positive participation. If you are interested in joining the planning of different future landscaping projects please email Liz. lizannfontaine@gmail.com

Mary Prince has begun the process of a Compliance Committee and encourages positive participation. If you are interested in joining please email Mary. prince.mary47@yahoo.com

The Board has heard many homeowners loud and clear with issues in the community and ask for volunteers to help work on some of these issues, such as violations, communications, or renter compliance. Communities are needed to help their community with some of the issues that it faces. This help with the issues will cut down on costs for the Association.

Volunteers + Positive Changes = A Better Community!
So, its time for some positive community participation!

